

United States Bankruptcy Court  
District of Maryland

In re:  
Jefdan Properties, LLC  
Debtor

Case No. 25-12364-NVA  
Chapter 11

District/off: 0416-1  
Date Rcvd: Jul 24, 2025

User: admin  
Form ID: pdfall

Page 1 of 2  
Total Noticed: 5

The following symbols are used throughout this certificate:

**Symbol      Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 26, 2025:**

Recip ID	Recipient Name and Address
db	+ Jefdan Properties, LLC, 2235 Conquest Way, Odenton, MD 21113-2679
cr	+ WCP Fund I LLC, c/o The VerStandig Law Firm, LLC, 1452 W. Horizon Ridge Pkwy, #665, Henderson, NV 89012-4422
32872216	+ WCP Fund I LLC as Servicer for SF NU, LLC, c/o The VerStandig Law Firm, LLC, 9812 Falls Road, #114-160, Potomac, Maryland 20854-3976
32872215	+ WCP Fund I LLC as Servicer for US Bank National, Association as Trustee of HOF Grantor Tr, c/o The VerStandig Law Firm, LLC, 9812 Falls Road, #114-160, Potomac, Maryland 20854-3976
32804396	+ Washington Capital Partners, c/o Russell Drazen, 4400 Jenifer Street, NW, Suite 2, Washington, DC 20015-2089

TOTAL: 5

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
tr		For Internal Use Only

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 26, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 23, 2025 at the address(es) listed below:

Name	Email Address
Gerard R. Vetter	gerard.r.vetter@usdoj.gov
Maurice Belmont VerStandig	mac@mbvesq.com lisa@mbvesq.com,mahlon@dcbankruptcy.com,mac@dcbankruptcy.com,verstandig.mauricer104982@notify.bestcase.com,verstandiglaw@recap.email

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Robert Grossbart

robert@grossbartlaw.com debra@grossbartlaw.com

US Trustee - Baltimore

USTPRegion04.BA.ECF@USDOJ.GOV

TOTAL: 4

Entered: July 23rd, 2025

Signed: July 22nd, 2025

**SO ORDERED**

A handwritten signature of Nancy V. Alquist in black ink.

NANCY V. ALQUIST  
U. S. BANKRUPTCY JUDGE

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MARYLAND  
BALTIMORE DIVISION

In re: ) Case No. 25-12364-NVA  
          ) (Chapter 11)  
Jefdan Properties, LLC )  
          )  
          Debtor. )  
          )

**CONSENT ORDER DISMISSING CASE ON STIPULATED TERMS**

Upon consideration of The United States Trustee's Motion to Convert to Chapter 7 or Dismiss Case, DE #39 (the "Motion to Dismiss"); the Motion for Relief from the Automatic Stay, DE #42 (the "Motion for Relief"), filed by WCP Fund I LLC as Servicer for SF NU, LLC ("WCP"); the opposition of Jefdan Properties, LLC ("Jefdan" or the "Debtor") to the foregoing motions, the record herein, applicable law, and the agreement of various parties as reflected by their endorsements upon this order, it is, by the United States Bankruptcy Court for the District of Maryland, hereby:

ORDERED, that the Motion to Dismiss be, and hereby is, GRANTED; and it is further

ORDERED, that this case be, and hereby is, DISMISSED; and it is further

ORDERED, that for a period of fifty-five (55) days from the date on which this order is entered, WCP shall forbear from taking any new or additional actions to foreclose any lien on real

estate held by the Debtor, *except* that WCP may take such actions as are commercially appropriate to preserve and protect the lien(s) of WCP, to keep active and pending any relevant state court litigation, and to protect against the incursion of any other liens upon any asset of the Debtor; and it is further

ORDERED, that the aforesaid dismissal shall be, and hereby is, WITH PREJUDICE for a period of seven (7) months and three (3) weeks from the date on which this order is entered, and any petition for bankruptcy relief, filed by the Debtor or against the Debtor, during said time period, shall be of no force and effect and shall not, in any event, cause the automatic stay imposed by Section 362 of Title 11 of the United States Code to take effect; and it is further

ORDERED, that the Motion for Relief be, and hereby is, DENIED AS MOOT.

/s/ Maurice B. VerStandig  
Maurice B. VerStandig, Esq.  
Bar No. 18071  
The VerStandig Law Firm, LLC  
9812 Falls Road, #114-160  
Potomac, Maryland 20854  
Phone: (301) 444-4600  
Facsimile: (301) 444-4600  
mac@mbvesq.com  
*Counsel for WCP Fund I LLC*

/s/ Robert N. Grossbart  
Robert N. Grossbart, Esq.  
Federal Bar #04116-G  
One Charles Center  
100 North Charles Street, 20th floor  
Baltimore, Maryland 21201  
Phone: (410) 837-0590  
Facsimile: (410) 837-0085  
robert@grossbartlaw.com  
*Counsel for the Debtor*

/s/ Gerard R. Vetter  
Gerard R. Vetter, Esq.  
Fed. Bar No.: 08521  
United State Department of Justice  
101 West Lombard Street  
Baltimore, Maryland 21201  
Phone: (410) 962-4300  
gerard.r.vetter@usdoj.gov  
*Counsel for the United States Trustee*

I HEREBY CERTIFY that the terms of the copy of the consent order submitted to the Court are identical to those set forth in the original consent order; and the signatures represented by the /s/ on this copy reference the signatures of consenting parties on the original consent order.

/s/ Maurice B. VerStandig  
Maurice B. VerStandig, Esq.

\*\*\*END OF ORDER\*\*\*